



# In, Up and Mixed:

An Occasional Newsletter for the Planning Division, City of Fresno

**Volume 2:2 October 2009**

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***News From the Director***  
***John M. Dugan AICP***

As the new Director of Planning and Development for the City of Fresno, I am both honored and challenged by the mission set before us. The Mayor and City Manager have asked me to lead a very comprehensive review and renewal of the development program for Fresno. This will eventually include a new General Plan looking out to at least 2035, new zoning and subdivision regulations coordinated in a sustainable development code, design guidelines for priority places and neighborhoods, and new application review procedures implementing the Process Improvement and Permitting Enhancement Strategy (PIPES).

I am also very concerned that the City's Community Plans are woefully out of date and will require wholesale updates to implement the General Plan at the neighborhood level.

Finally, the Mayor has made it very clear to us that her top priority is the renewal of downtown Fresno and the central city neighborhoods. I will be working on an interdepartmental team to realize a new vision of downtown as a 24/7 live, work, and play neighborhood for the entire Fresno region. Work on the new Fulton Corridor Specific Plan and community/neighborhood plans for the surrounding areas will be a priority program over the next two years. These plans will provide a creative foundation for new city-wide form-based codes, design guidelines, historic preservation priorities, and public-private marketing partnerships that will transform central Fresno into the region's new entertainment, housing, and transportation hub. These are exciting times for planning in Fresno. I really look forward to partnering with you all to achieve great things!



*Director Dugan with Andy Souza, Council Members and Staff (9.3.09)*

### ***Sustainable Fresno*** ***Joseph Oldham, Sustainability Manager***

The Sustainable Fresno Division of the Planning and Development Department was created on July 1, 2009 with the mission to reduce city-wide energy consumption through conservation, advanced planning efforts, renewable energy deployment, and education. By saving energy our citizens can save money and reduce their impact on the environment. In achieving our goal of a 30% reduction in energy consumption, the citizens of Fresno will collectively save \$220 million annually and help create a "Sustainable" Fresno for future generations.

The Department offers **free energy surveys**. This is how it works: Funded by the U. S. Department of Energy, the City of Fresno will send an Energy Survey Team to your home with testing equipment and a thermal camera. The team will determine the age and efficiency of your household equipment (furnace, air-conditioner,

hot water heater, lighting fixtures, etc.) and use thermal cameras to help pinpoint areas in the building's "envelope" where outside air, either hot or cold air depending on the season, is freely entering your home and thereby raising your energy costs. Based on the information gathered a written report will be sent to you with recommended improvements and upgrades, including rebate information.

So, if high energy bills have got you singing the blues, sign up for a survey. This free service is available to residents and employees who live within the Fresno city limits. **Contact: Susie Williams , 621-8059.**



***Energy Savings Start at Home:  
Photo with Thermal Imaging Camera***

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### ***Preserve It! Historic Preservation*** ***Karana Hattersley-Drayton,*** ***Historic Preservation Project Manager***

As always, there is a lot to report regarding historic preservation in Fresno. Sadly two historic buildings recently suffered devastating fires: the Newman Home (HP# 117, 1743 L Street) and the Physicians' Building (NR, HP#004, 2607 Fresno Street).

Current plans are to fully restore both buildings. Happier news includes the completion of the eligibility requirements for the **Wilson Island Historic District**. This 6-block Tower District neighborhood includes 80 single-family and multi-family residences and was developed beginning in 1908 as part of the Wilson's North Fresno Tract. The "Island" is one of the most architecturally distinct neighborhoods in Fresno and was (and is) home to many leaders in the fields of education, architecture, banking and commerce. The nomination will be considered by the City Council on October 29<sup>th</sup> at 10:15 AM in the City Council Chambers.



*Detail of the Eda and Olin E. Everts Home (1920) 1487 N. Echo Avenue (Wilson Island)*

Also slated for the Council hearing on October 29<sup>th</sup> is consideration of two of Fresno's oldest working-class cottages, the John B. Marshall Homes (164 N. Echo). One of the two buildings is possibly the oldest extant house in Fresno (c1884). This former two-room (hall and parlor) cottage has a pedigree that dates back to 17<sup>th</sup>

century England. The homes were purchased in 2006 by the City of Fresno and are being restored as low-income rentals by Marko Solutions. Chris Johnson (Johnson Architecture) served as the preservation architect on the project.



*Restoration of 164 N. Echo in Progress*

The **Fresno Historical Society's Annual Home Tour** is slated for November 13<sup>th</sup> and 14<sup>th</sup> and will feature several homes along Huntington Boulevard. The Boulevard was developed as a streetcar suburb as part of the Alta Vista Tract (1911). The Saturday morning session will kick off at 11 AM with a historic and architectural overview by Karana Hattersley-Drayton. Her brief talk will be followed by a panel discussion, **"Greening Up Your Historic Home"** with panelists **Joseph Oldham** (City of Fresno Sustainability Manager), **Chris Johnson** (Johnson Architecture and Historic Preservation Commission Vice-Chair) and **Jon Carroll** (Huntington Boulevard home owner). For more information contact Karana at 621-8520 or the Fresno Historical Society at 441-0862.

## Out and About

### Planning Staff in the Community:

**Sophia Pagoulatos** (Supervising Planner) was a workshop presenter at the Food Policy Council Day of the Community Food Security Coalition's 13th annual conference in Des Moines, Iowa. The topic of the workshop was Land Use and Planning. **Karana Hattersley-Drayton** (Historic Preservation Project Manager) was a featured presenter at the recent FCASH conference here in Fresno and also chaired a session on historic landscapes this past June at the annual conference of the Vernacular Architecture Forum in Butte, Montana.



### Staff Recognition and Awards:

Two of the Department's finest have retired. **Donn Beedle** (Planner III, Staff liaison for the Fulton Lowell Design Review Committee) was feted here at City Hall in a home-spun party that included entertainment by... Donn Beedle! The **Plan-ettes** also made a rare public appearance. Donn worked for the City for 32 years. By the way, Donn continues to work *gratis* to finish out projects. **Vicki Bixler** (Building Permits) retires as of October 31<sup>st</sup> and worked for the City for 36½ years. A luncheon on her behalf was held on Friday, October 16, 2009 at the Mediterranean Grill & Café. Leaving soon: **Rick Sommerville** (Supervising Engineering Technician) will retire in January 1010 and **Dan Wichman** (Engineering Technician) will follow in February.

### Who Do You Call If:

You need a **building permit**?

621-8084 (Jennifer Brown)

For general **planning** questions:

621-8277 (Cecilia Lopez)

You are starting a new **project**:

621-8040 or 621-8046

(Mike Sanchez, Kevin Fabino)

**Historic preservation, Fresno Green program and public art:** 621-8520

(Karana Hattersley-Drayton)

**Tower District Design Review:**

621-8063 (Will Tackett)

**Free energy surveys:** 621-8059

(Susie Williams)

If there is a **vacant** building in your neighborhood: 621-8400

Helpful information for homeowners and **mortgage counseling:** 221-6919

**If your issue or request is not getting timely attention or a response from staff:** 621-8003 (John Dugan, Planning Director)

**In, Up and Mixed is published by the Planning Division on an occasional basis:**

**Editorial team:** Karana Hattersley-Drayton (Editor), Bruce Barnes, Sophia Pagoulatos and Will Tackett

